

The following reports consisting of 14 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Prior to final approval of the parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works and Fire Department.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, in documents over the common private driveways to the satisfaction of Public Works.
12. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
13. A final parcel map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
14. Prior to submitting the parcel map to the Director of Public Works for examination pursuant to Section 66450 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
15. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
PARCEL MAP NO. 072916 (Rev.)

Page 3/3

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

16. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Parcel Maps, Vesting Tentative Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW

AC

Prepared by Aissa Carrillo

Phone (626) 458-3126

Date Rev. 02-03-2016

pm72916L-rev4-rev'd02-03-2016.doc
<http://planning.lacounty.gov/case/view/r2014-01529/>



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

PARCEL MAP NO.: 072916

TENTATIVE MAP DATE: 10/28/15

EXHIBIT MAP DATE: 10/28/15

HYDROLOGY UNIT CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 01/13/16 to the satisfaction of the Department of Public Works.

Note: This clearance is only for the tentative map. If a Conditional Use Permit is required by the Department of Regional Planning, a drainage concept may be required prior to clearing the Conditional Use Permit.

(11)

Name  Date 01/13/16 Phone (626) 458-4921

VILONG TRUONG

PCA GMTR/A885
Telephone: (626) 458-4925

County of Los Angeles Department of Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
900 S. Fremont Avenue, Alhambra, CA 91803

Sheet 1 of 1

Tentative Parcel Map 72916 Tentative Map Dated 10/28/15 (Rev.) Parent Tract _____
Grading By Subdivider? [Y] (Y or N) 184,094 yd³ Location Rowland Heights APN _____
Geologist Southern California Geotechnical Subdivider Rowland Ranch Properties, LLC
Soils Engineer Southern California Geotechnical Engineer/Arch. Thienes Engineering

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 9/10/14, 2/3/14

References: _____

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

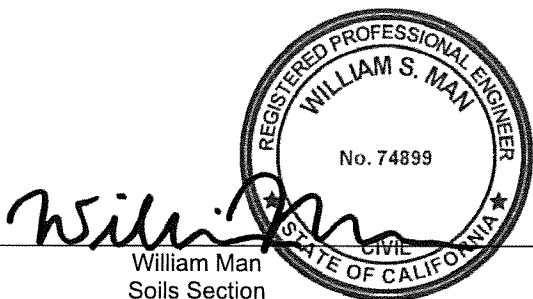
THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. At the grading plan stage, submit grading plans to the GMED for verification of compliance with County Codes and policies.
2. Geotechnical reports(s) may be required prior to approval of grading and/or building plans. Report(s) must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
3. The Final Map does **not** need to be reviewed by the Geotechnical and Materials Engineering Division.

NOTE(S) TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL AND ARE CORROSIVE TO FERROUS METALS.

Prepared by



Charles Nestle
Geology Section

Date 11/25/15

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Combined Reviews\Tracts and Parcels\072916, Rowland Heights, TTM-A_6.docx

1. Approval of this map pertaining to grading is recommended.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

2. Provide approval of:
 - a. The latest hydrology study by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).
 - c. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Wildlife, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
4. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

DR

Name Diego Rivera Date 02/03/16 Phone (626) 458-4921

P:\ldpub\SUBPCHECK\Grading\Tentative Map Reviews\Templates\Tentative Map Conditions(12-10-13).doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Remove existing detour road and intersection improvements within the project site on Gale Avenue to the satisfaction of Public Works.
2. Provide offsite easement documents for the proposed easterly fire lane (existing Access Road) on Gale Avenue from the easterly property to the satisfaction of Public Works.
3. Dedicate variable right-of-way on Gale Avenue along the project frontage to the satisfaction of Public Works.
4. Dedicate adequate right-of-way for road purposes and easements for traffic signal purposes at the middle driveway to the site on Gale Avenue to the satisfaction of Public Works.
5. Provide adequate right-of-way for corner cut-off based on a 35 feet curb return radius at the northwest corner of the existing easterly fire lane and Gale Avenue.
6. Provide property line return radii and corner cut-off based on 25 feet radius at the middle driveway on Gale Avenue to the satisfaction of Public Works.
7. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
8. The typical sections are not necessarily approved as shown.
9. Construct curb, gutter, base, pavement, and sidewalk on Gale Avenue within the project frontage and appropriate offsite transition to the satisfaction of Public Works.
10. Repair any displaced, broken, or damaged curb, gutter, sidewalk, along the property frontage on Gale Avenue to the satisfaction of Public Works.
11. Construct driveway approaches at the site to the satisfaction of Public Works.
12. Plant street trees along the property frontage on Gale Avenue. Existing trees in dedicated right of way shall be removed and replaced if not acceptable as street trees.
13. Comply with Traffic and Lighting mitigations and conditions based on the approved Traffic Study as stipulated in their letter dated November 23, 2015.
14. Install traffic signal at the project middle driveway as a site access requirement.
15. Provide full scale (1"=20') traffic signal plan for all proposed new and modified signalized intersections consistent with the approved site plan.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
PARCEL MAP NO. 072916 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-28-2015
EXHIBIT "A" MAP DATED 10-28-2015

16. Provide full scale (1"=40') signing and striping plans to our Traffic and Lighting Division for review and approval. Please contact Andrew Ngumba at 626 300-4851 for their requirements.
17. Provide street light on concrete poles with underground wiring along the property frontage on Gale Avenue to the satisfaction of Public Works or as modified by the Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic and Lighting Division, Street Lighting Section, for processing and approval.
18. Install postal delivery receptacles in groups to serve two or more residential units.
19. Provide adequate sight distance for a 55 mph design speed on Gale Avenue from all the access points. Line of sight shall be within right of way or dedicate on-site airspace easements to the satisfaction of Public Works. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present). Additional on-site grading may be required.
20. No monuments or pylon sign shall obstruct the line of sight.
21. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.



Prepared by Sam Richards
pm72916r-rev4.doc

Phone (626) 458-4921

Date 11-25-2015



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

November 23, 2015

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. William Kunzman, P.E.
Kunzman Associates, Inc.
1111 Town & County Road, Suite 34
Orange, CA 92868

Dear Mr. Kunzman:

**ROWLAND HEIGHTS PLAZA
TRAFFIC IMPACT ANALYSIS (OCTOBER 12, 2015)
UNINCORPORATED ROWLAND HEIGHTS AREA**

As requested, we reviewed the Traffic Impact Analysis (TIA) for the proposed Rowland Heights Plaza project to be located on the north side of Gale Avenue between Coiner Court and Nogales Street in the unincorporated Rowland Heights area.

Project-Specific Impacts

According to the TIA, the traffic generated by the project alone will have a significant transportation impact at the intersections listed below based on the County's TIA guidelines. We generally agree with the findings in your TIA, including the mitigation measures identified in the TIA.

Fullerton Road at Colima Road

The TIA identifies the construction of one northbound exclusive right-turn lane as one of the mitigation measures. However, Public Works is currently administering a funded highway improvement project along Fullerton Road, which already includes this improvement. Consequently, this project is not required to construct the northbound exclusive right-turn lane at this intersection.

The TIA also identifies the construction of one westbound exclusive right-turn lane as one of the mitigation measures. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's Environmental Impact Report (EIR).

Nogales Street at La Puente Road

The TIA identifies the construction of one westbound exclusive right-turn lane as the mitigation measure. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's EIR.

Nogales Street at Colima Road

The TIA identifies the construction of one westbound exclusive right-turn lane with a right-turn overlap phase as the mitigation measure. Since this mitigation measure is not feasible within the available right of way, the project's applicant shall appropriately describe this unavoidable and significant transportation impact in the project's EIR.

Cumulative Transportation Impacts

According to the TIA, the cumulative traffic generated by the project and other related projects will also have significant transportation impacts at the intersections listed above. We generally agree with the findings in your TIA. The mitigation measures identified in the TIA for these significant cumulative transportation impacts are the same as the measures identified to address the significant transportation impacts generated by the project alone. Consequently, the Project's applicant shall appropriately describe these unavoidable and significant cumulative transportation impacts in the project's EIR.

Nogales Street at San Jose Avenue and at Gale Avenue/Walnut Drive

The lane configurations at the following intersections are being modified as part of the Nogales Street Grade Separation project, which is currently underway:

- Nogales Street at San Jose Avenue
- Nogales Street at Gale Avenue/Walnut Drive

Based on the lane configurations proposed as part of the Nogales Street Grade Separation project, this project is not expected to have a significant transportation impact and is not required to construct any improvements at the above intersections.

Ingress and Egress Access

The project shall provide ingress and egress access to the site in accordance with a site access plan approved by Public Works' Land Development Division. The draft site access plan is currently under review by Land Development Division.

Mr. William Kunzman
November 23, 2015
Page 3

Impacts to Other Jurisdictions

The TIA determined the traffic generated by the project alone will have a significant transportation impact based on the County's TIA guidelines at the intersection of Fullerton Road at Gale Avenue, which is within the City of Industry. Accordingly, the project's applicant should consult with the City of Industry to verify any potential California Environmental Quality Act impacts within their jurisdiction.

Additionally, we recommend the project's applicant consult with the Cities of Walnut and West Covina to obtain their concurrences with any potential California Environmental Quality Act impacts within their jurisdictions.

California Department of Transportation

In the event the EIR identifies significant impacts to Caltrans' mainline facilities, the project's applicant shall consult with Caltrans to determine the improvements necessary to mitigate the significant impacts to State highway mainline facilities that would result from the addition of project traffic. Once the improvements are determined, the project's applicant shall either construct the necessary improvements or pay an equitable share consistent with applicable law towards construction of the improvements. In furtherance of this requirement, if the EIR identifies significant impacts to Caltrans mainline facilities, the project's applicant shall enter into a traffic mitigation agreement with Caltrans before or within 6 months of certification of the Rowland Heights Plaza project's EIR.

If you have any questions regarding the review of this document, please contact Mr. Suen Fei Lau of Traffic and Lighting Division, Traffic Studies Section, at (626) 300-4820.

Very truly yours,

GAIL FARBER
Director of Public Works



for
DEAN R. LEHMAN
Assistant Deputy Director
Traffic and Lighting Division

SFL:mrh

P:\TLPUB\STUDIES\EIR 15-0201 - ROWLAND HEIGHTS PLAZA.DOCX

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each building/parcel with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. A sewer area study for the proposed subdivision (PC12243AS, dated 12-21-2015) was reviewed and approved. No additional mitigation measures are required if the sewer point of connection is at MH 281, E-2305 B1. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer connection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years from the date of sewer area study approval. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Provide a minimum 10-foot sewer easement on the private driveway and fire lane to the satisfaction of Public Works.
5. Outlet approval from the City of Industry is required.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. The applicant shall comply with the requirements of Rowland Water District per attached will serve letter dated 10-07-2015 to the satisfaction of Public Works.
3. Separate water meter is required for each detached building. Water meters should be located outside of the sidewalk.
4. Submit landscape and irrigation plans with landscape area greater than 500 square feet in accordance with the Water Efficient Landscape Ordinance.
5. Depict all line of sight easements on the landscaping and grading plans.
6. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
7. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.



Prepared by Tony Khalkhali
pm72916w-rev4.doc

Phone (626) 458-4921 Update Date 11-19-2015



ROWLAND WATER DISTRICT

BOARD OF DIRECTORS

Szu Pei Lu-Yang
President

John E. Bellah
Director

Anthony J. Lima
Director

Robert W. Lewis
Vice President

Teresa P. Rios
Director

Thomas L. Coleman
General Manager

David Warren
Director of Operations

Rosemarie Perea
Director of Administrative Svcs

October 7, 2015

Ms. Julianne Frabizio, PE, QSD
Thienes Engineering, Inc.
14349 Firestone Boulevard
La Mirada, CA 90638

RE: Gale Avenue Project Water Supply Analysis Determination

Dear Ms. Frabizio:

Upon review of the proposed Gale Avenue Project, the District has determined that a Water Supply Analysis is not required for the following reasons:

In accordance with SB 610, the project must be subject to CEQA and must meet the definition of a project pursuant to CWC Section 10912. Section 10912 states that a project must:

- Be a hotel with >500 rooms
- Have retail space >500,000 sq. ft.
- Have > 250,000 sq. ft. of office space
- Demand water \geq what would be required by a 500 dwelling unit (DU) project

For this project, there are 477 hotel rooms, 9,500 sq. ft. of office space and ~51,500 sq. ft. of retail space, which are all below the requirements listed above. Since it is a mixed use project, we also applied the 500 DU test with the following assumptions: 500 DUs with an average occupancy rate of 3.36 people/DU (per 2010 census) and either 177 gpcd or 196 gpcd (using the baseline and 2015 target gpcd numbers from the Rowland Water District 2010 UWMP). For the project to exceed the 500 DU Demand Water it would need to use an equivalent of between 297,360 gpd and 329,280 gpd. Based on what was provided for sewer flow rates, the project would use an estimated 129,882 gpd minimum, well below the 500 DU equivalent. Since the projected water use of the project is less than either of these numbers, this does not fit the definition of a project under SB 610.

In an abundance of caution, please be advised that the District is currently under a Water Supply Allocation Plan (WSAP) from Metropolitan Water District that was implemented in April, 2015. The WSAP requires the District to reduce its annual purchased water by 15% below its 2014 water purchases. Based on whether the WSAP is still in place, the changes that may develop in the current water culture, and the ongoing drought, the District may require this project to have a neutral water demand.

Please feel free to call me to discuss this further if you have any questions.

Yours truly,

DAVE WARREN
Director of Operations